



## **HARTFORD PARKING AUTHORITY Regular Board Meeting**

Tuesday, February 24<sup>th</sup>, 2026, at 5:00 PM  
11 Asylum Street, 2<sup>nd</sup> Floor, Hartford CT 06103

### **Approved Minutes**

#### **Commissioner's Present**

Zoe Chatfield, Board Chair – Remote Via Zoom  
Amir Johnson, Vice Chair – HPA Conference Room  
Jack Sullivan, Treasurer – Remote via Zoom  
Edison Silva, Commissioner – HPA Conference Room  
Angela Eikenberry, Commissioner – HPA Conference Room

#### **Also Present for HPA:**

Khouloud Al Mannai, Interim CEO & CFO – HPA Conference Room  
John Michalik, Finance Manager – HPA Conference Room  
Elaina Rodriguez, Administrative Assistant – HPA Conference Room  
Natalie Reichle, Corporation Counsel – HPA Conference Room  
Dan Nash, Reimagined Regional Director – Remote via Zoom  
Eric Hood, Reimagined Senior Parking Operations Manager – HPA Conference Room  
Frank Dellaripa, City Engineer – HPA Conference Room

#### **Also Present from Public:**

Stathis Manousos, Stoplight Parking – HPA Conference Room

#### **1. Call to Order**

Chairwoman Chatfield called the February 24<sup>th</sup>, 2026, Regular Board Meeting of the Hartford Parking Authority (“Authority” or “HPA”) to order at 5:19pm.

#### **2. Roll Call of Commissioners**

Board Secretary, Ms. Rodriguez, conducted a roll call and announced that a quorum was present.

#### **3. Chair Comments**

- None.

#### **4. Approval of the Minutes for the Regular Board Meeting on January 27<sup>th</sup>, 2026**

Ms. Chatfield polled commissioners for corrections to the minutes. As there were no corrections presented, Mr. Johnson moved to approve the minutes.

**VOTED:** Approval of January 27<sup>th</sup>, 2026, Regular Board Meeting minutes, seconded by Ms. Eikenberry.

(Ayes – Johnson, Chatfield, Sullivan, Silva, Eikenberry)

#### **5. Public Comment**

- None

#### **6. Reports and Action Items**

**Personnel Committee** – Commissioner Johnson

- Discuss and Vote on Hiring/Appointment of CEO

Commissioners Ms. Chatfield and Mr. Johnson each provided statements regarding the appointment of Kay Al Mannai as CEO of the Hartford Parking Authority. Chair Chatfield also read a written statement from former Personnel Chair, former member of the CEO search committee, and long-time Hartford Parking Authority board member, Calixto Torres.

Ms. Chatfield read aloud the statement on behalf of Mr. Torres:

“Good evening Commissioners, my name is Calixto Torres, former vice chairman of the HPA, and chairman of the personnel committee. I want to encourage you to vote to appoint Kay Al Mannai to the permanent position of CEO of the HPA. I can attest to Kay's leadership and hard work during ALL her tenure at the Authority. She has the respect and admiration of staff and City Hall. She is exceptionally competent and devoted to her role and responsibilities. She is an asset to this organization, to the City of Hartford and to all who depend and use the HPA services. I am proud to speak on her behalf. Please appoint her the CEO. Thank you.”

Mr. Johnson stated:

I would like to make a motion, and I'll speak a little bit on this motion. We have been steadfast in looking for an executive director to lead us in this new time, and I'm excited that we have identified an individual who has been steadfast in moving our organization forward and has been innovative in their ways, doing projects and doing the work. So, I am excited that I get to make a

motion to approve the resolution of the Hartford Parking Authority in starting the appointment of Kay Al Mannai as executive director of the Hartford Parking Authority.

Ms. Chatfield stated:

“Kay, I wanted to extend deep appreciation to you for taking on this role. You have already served the parking authority beyond expectation as the director of strategic growth and finance, as CFO, and as interim CEO.

You have brought a tenacity and determination to your daily work that is truly unmatched. But just as importantly, you bring a vision. I know that with your leadership, the future is not just one of sustainability- which is of course very important- but it’s also one of evolution. You see how important our work is within the greater fabric of our city. And you also see possibility, for growth, for improvement, and for opportunities. I’m excited for what’s to come.”

**VOTED:** Discuss and Approve Appointment of Kay Al Mannai as CEO of the Hartford Parking Authority, seconded by Mr. Sullivan  
(Ayes –Johnson, Chatfield, Sullivan, Silva, Eikenberry)

- Resolution re: 401(a) contribution for FY 2026

Mr. Johnson provided a brief overview of the resolution for the 401(a)-retirement plan, stating that this reflects the standard employer contribution of 10% toward employee retirement plans.

Ms. Chatfield explained that this process will be updated; instead of approving contributions within the calendar year, they are looking to align approvals with the fiscal year beginning next year.

Mr. Johnson moved to accept the resolution of the Hartford Parking Authority 401(a) contribution plan for FY 2026.

**VOTED:** Discuss and Approve Resolution re: 401(a) contribution for FY 2026, seconded by Ms. Chatfield  
(Ayes –Chatfield, Johnson, Sullivan, Silva, Eikenberry)

### **Finance Committee** – Committee Chair Sullivan

- January Financial Update

Mr. Michalik provided the January Financial Update, noting a shift from a \$107,000 surplus last month to a \$35,000 deficit at the end of January. This change is largely due to \$155,000 in MAT Garage sprinkler repairs from frozen pipes, along with increased snow removal costs. He also stated that the FY 2026/2027 budget has been presented to the Mayor and staff, but it is unclear if it has been forwarded to City Council.

Ms. Al Mannai stressed the importance of engaging Council members in advance of the budget presentation to provide clarity on requests and plans. She noted that snow removal costs have exceeded expectations, while deferred projects have provided limited short-term relief.

In response to a question from Mr. Johnson, Ms. Al Mannai confirmed that snow has reduced parking availability, impacting revenue in both on-street spaces and the MAT Garage. She added that event-related parking may generate little to no profit due to snow removal costs. Snow has also been removed from the Sheldon Street lot to support monthly parkers and maintain availability for snow ban operations.

- Acceptance of Monthly Report for January 2026

Ms. Chatfield moved to accept the January 2026 Finance Report.

**VOTED:** Acceptance of the January 2026 Monthly Finance Report, seconded by Mr. Johnson.  
(Ayes – Chatfield, Johnson, Sullivan, Silva, Eikenberry)

*(See Monthly Finance Reports for details).*

### **Property Management Committee** – Committee Chair Chatfield

- Property Management Report

Reimagined Senior Parking Operations Manager Eric Hood provided an overview of the January Citation Metrics. Ms. Al Mannai noted the positive feedback she's received from HPD and DPW regarding enforcement during snow ban operations, highlighting staff dedication in working early mornings, late nights, and weekends. She expressed appreciation for their efforts.

*(See Property Management Report for details).*

- CIP Updates: MAT Garage Phase IA & Stairwell

Frank Dellaripa, Assistant Director of DPW and City Engineer for the City of Hartford, addressed the Commission to provide updates on the joint CIP projects the Hartford Parking Authority is actively coordinating with the City.

Mr. Dellaripa explained that the city owns HPA assets, including the MAT Garage and Library Parking Deck, while HPA is responsible for maintenance and day-to-day operations; major capital improvements are managed by DPW through the CIP. He further noted that consultant Desman estimated approximately \$50 million would be required to fully rehabilitate the MAT Garage.

Drawing on his experience, Mr. Dellaripa emphasized that these aging facilities require substantial investment, including upgrades to gating systems, elevators, and electrical infrastructure, and underscored the importance of continued coordination between the City and HPA to address these needs moving forward.

#### **Bylaws and Revisions Committee** – Committee Chair Eikenberry

Ms. Chatfield made a motion to amend the February 24<sup>th</sup>, 2026, Regular Board Meeting agenda, to include a vote for a Bylaws and Revisions Chair.

**VOTED:** Approval to amend the February 24<sup>th</sup>, 2026, Regular Board Meeting agenda to include a vote on a Bylaws and Revisions Chair, seconded by Mr. Johnson.

(Ayes –Chatfield, Johnson, Sullivan, Silva, Eikenberry)

- Vote to appoint Angela Eikenberry as Chair of the Bylaws and Revisions Committee

**VOTED:** Approval to appoint Angela Eikenberry as Chair of the Bylaws and Revisions Committee, seconded by Mr. Silva.

(Ayes –Chatfield, Johnson, Sullivan, Silva, Eikenberry)

#### **Marketing Committee** – Committee Chair Chatfield

- None



## **Executive Team Updates**

- HPA Board of Commissioners
- CEO

Ms. Al Mannai expressed her sincere gratitude for the opportunity, emphasizing her passion for the work and her enthusiasm to make a meaningful impact on the city and community. She shared her commitment to positioning the Hartford Parking Authority for long-term success and acknowledged the strong support she has received from the Board and key city partners, including the Mayor's Office, City Hall, HPD, DPW, and CIP—particularly during the recent bonding freeze.

She noted how pleased she is to be in this role and expressed excitement about the work ahead, highlighting her goal of contributing to projects that will have lasting benefits for the city. She reflected on the hope that, in the years to come, she will be able to look at a map of Hartford and recognize the tangible contributions she helped bring to fruition—whether through improved infrastructure or support to the general fund.

Ms. Al Mannai also extended her appreciation to the Board for their continued support, acknowledging that many initiatives and perspectives would not have been possible without their encouragement and collaboration.

**ADJOURNMENT** – Ms. Chatfield made a motion to adjourn the meeting.

**VOTED:** Adjourn February 24<sup>th</sup>, 2026, Regular Board Meeting at 6:11pm, seconded by Mr. Johnson.

(Ayes – Chatfield, Johnson, Sullivan, Silva, Eikenberry)

Respectfully submitted,

*Elaina Rodriguez*

Elaina Rodriguez  
Secretary to the Board

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